



The Renters Reform Bill

What landlords need to know

*While the Bill's intention is to create a fairer rental market, the changes mark a significant shift in **operational, financial and reputational risk** for private landlords.*

Overview of key changes

- The **abolition of Section 21 'no-fault' evictions**
- **Doubling notice periods for rent increase** to 2 months.
- The introduction of a **Decent Homes Standard**
- Greater **rights for tenants to keep pets**
- A **digital Property Portal** to increase landlord accountability
- A strengthened **Ombudsman scheme** to handle disputes more efficiently
- Changes to **tenancy structure**, with assured shorthold tenancies replaced by periodic tenancies

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Preparing for a new era of private letting

1. **Review possession procedures** and stay up to date with evolving Section 8 grounds.
2. **Undertake compliance checks** on all properties; minimum standards and documentation.
3. **Evaluate insurance policies** for rent guarantee, legal expenses and property owner liability.
4. **Consider professionalising operations** to ensure preparedness and resilience.

How we can help

Our **landlord's legal expenses** allows clients to pursue or defend their legal rights and provides invaluable legal support throughout proceedings with access to a **FREE LEGAL HELPLINE**.



Our policy can extend to include **rent guarantee protection** for added reassurance. Rent will be paid whilst pursuing repossession of the property, if the tenant is refusing to pay.

irwell.co.uk/landlords-legal-and-rent-guarantee-protection